



Speen Lodge Cottages
Newbury

HILLIER & WILSON

Tel: 01635 522044

Guide Price: £550,000

Speen Lodge Cottages Hill Road Newbury Berkshire RG14 1RP

An attractive three bedroom semi-detached period house, believed to date back to the 1890's, situated in an idyllic location to the north side of Newbury. The property has views over neighbouring countryside and also benefits from uPVC double glazing, gas central heating, off road parking and a useful outbuilding. The house has newly fitted oak flooring and retains some original features. The ground floor comprises hall, cloakroom, kitchen/dining room and sitting room with French doors onto the garden. Upstairs there are two double bedrooms, a further bedroom with fitted cupboards and a family bathroom. Externally the property, which sits in an elevated position, is surrounded by a low maintenance garden on three sides of the house, two off road parking spaces and a brick-built outbuilding with power and plumbing, ideal for use as a home office or laundry room. Speen Lodge Cottages enjoys a quiet location not far from Newbury town centre in one of the town's most prestigious addresses.

Services:

Mains services are connected.

EPC: Rating D

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band E

Viewing:

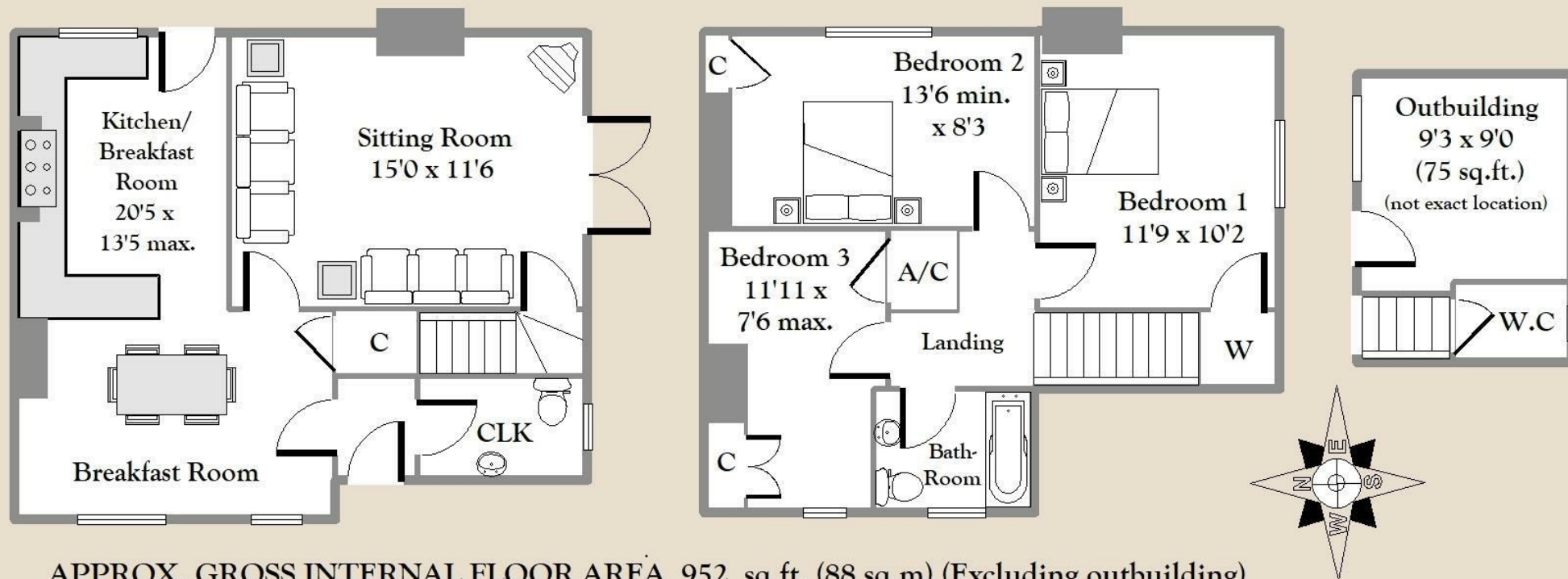
Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

Directions

From the offices of Hillier & Wilson proceed south towards the St. Johns roundabout and then turn left into St. Johns Road. At the next roundabout turn left onto the A339 heading northbound. At the Robinhood roundabout take the A4 in the direction of Hungerford. At the roundabout by Waitrose take the first exit toward Waitrose then at the mini roundabout take second exit onto the Old bath Road at the monument take a left turn onto Speen Lane. Take the second left onto Hill Road and the property can be found on the right just before the bungalow.



Speen Lodge Cottages, Hill Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 952 sq.ft. (88 sq.m) (Excluding outbuilding)
For identification only - Not to scale - Hillier & Wilson LTD



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

